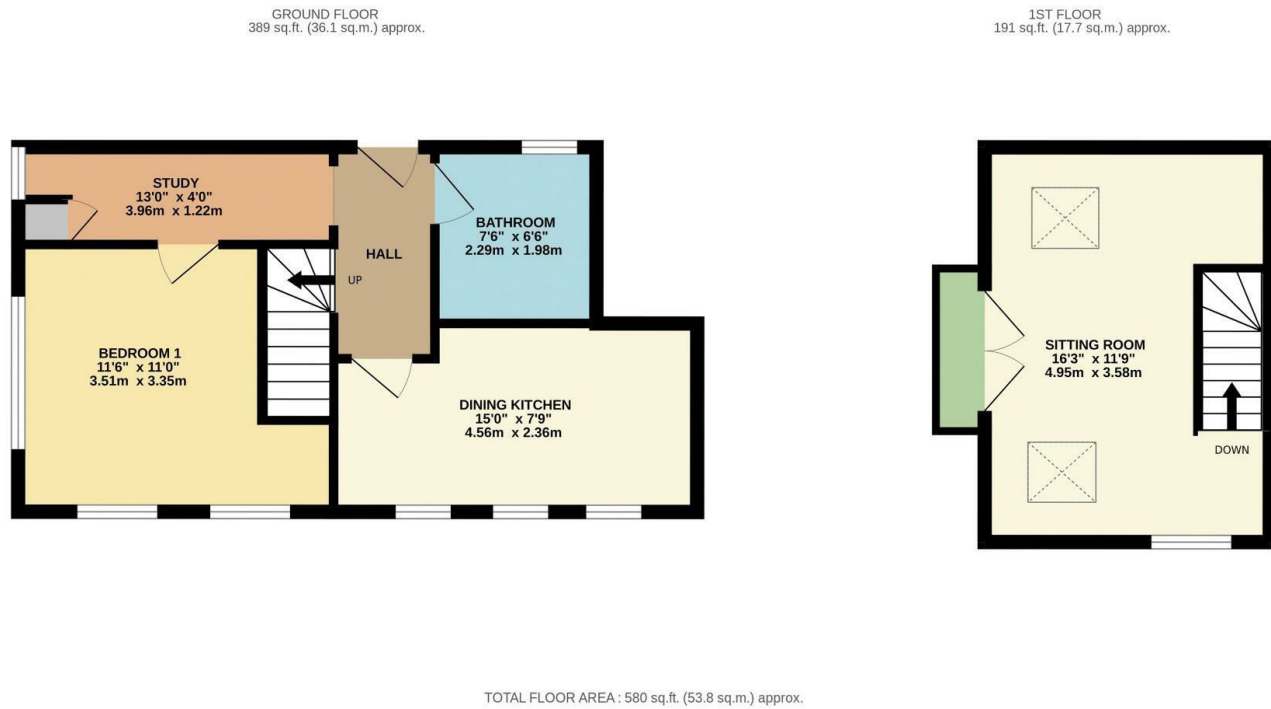
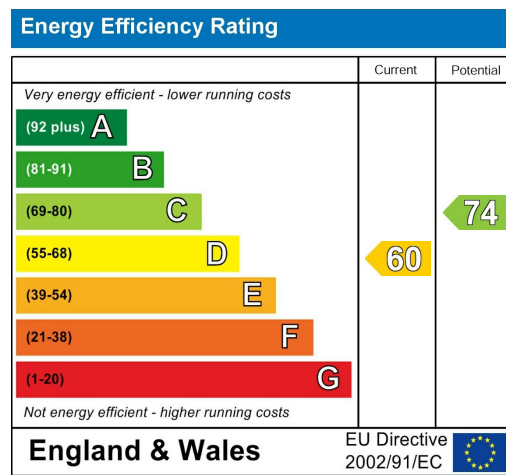


Floor Plan



Energy Performance Certificates



Directions

From the Odeon cinema proceed down East Parade and at the roundabout turn left into Bower Road and continue past Asda and turn right into Mayfield Grove. Take the second left onto Strawberry Dale Terrace and take the first right onto the rear of Mayfield Terrace where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale Board.  
 Council Tax Band A Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£199,999**

Bay Tree Cottage, Rear Of 25 Mayfield Grove, Harrogate, HG1 5HD

1 Bedroom Coachhouse

**A rare opportunity to acquire a fantastic one bed roomed cottage which has been carefully designed and offers well proportioned accommodation, located in the centre of Harrogate with the amenities of the spa town within walking distance and benefits from an allocated parking space. NO ONWARD CHAIN.**



**HOPKINSONS**  
 ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
 Telephone: 01423 501 201  
 info@hopkinsons.net

## Description

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With electric heating and double glazing the living accommodation comprises, entrance hall which leads to a breakfast kitchen with modern fitted units, electric hob with extractor, single oven, integrated dishwasher and space for a washing machine. There is a study area and which leads into a good sized Master bedroom with space for wardrobes and drawers.

From the entrance hall there are stairs leading up to the light and airy lounge with a vaulted ceiling with Velux windows and a Juliet balcony.

Outside there is an allocated parking space for one vehicle.

With a superb location in central town you are within walking distance of Harrogate's town centre and it's wide range of local amenities bars, restaurants, variety of shops, and fantastic transport links via bus to Leeds to Knaresborough and Ripon. The rail links are fantastic for commuters with links to Leeds, York and with several direct trains to London King's Cross.

